



## 59 Thesiger Street

Lincoln. LN5 7UY

# BELL

ROBERT BELL & COMPANY

This is a three bedroom, mid terrace house, situated in a popular residential area of the City.

The accommodation is in need of a scheme of refurbishment and comprises; entrance lobby, two reception rooms (one currently utilised as a bedroom), galley kitchen, rear entrance lobby and ground floor bathroom; three bedrooms to the first floor.

Access to the rear is gained through a passageway in the terrace which leads to the enclosed courtyard/garden.



# 59 Thesiger Street, Lincoln

## ACCOMMODATION

**Entrance Lobby** with uPVC front entrance door.

**Living Room** with a southerly outlook across the street; and radiator.

**Dining Room** having a northerly outlook from the double glazed rear entrance door to the rear of the property; fitted cupboard space to one corner and radiator. Door through to:

**Kitchen** having fitted work surfaces, cupboard space and sink unit. Doorway through to:

Rear Entrance Lobby with wall mounted gas fired central to boiler. uPVC rear entrance door to rear of property and door through to:

**Bathroom** comprising panelled bath with shower fitting above, pedestal wash hand basin, low level WC and radiator.

## First Floor

**Landing** with access to roof space and radiator.

**Bedroom** having a southern outlook over Thesiger street.

**Bedroom** with a southerly view across Thesiger street.

**Bedroom** with a northerly outlook the rear of the property; clothes closet to one corner and radiator.

## OUTSIDE

The passageway in the terrace, provides access through to the rear with good sized rear courtyard/garden.

**Lincoln City Council – Tax band: A**

**ENERGY PERFORMANCE RATING: D**

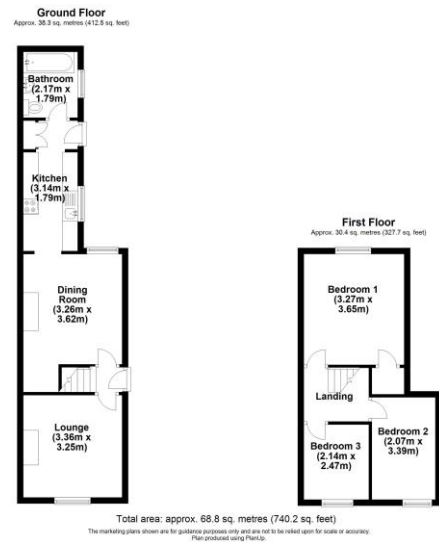
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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